

# Housing & Community Development News

San Diego Housing Federation  
 450 B Street, Ste. 1010, San Diego, CA 92101  
 619-239-6693 • FAX: 619-239-5523  
 www.housingsandiego.org • Email: sdhf@housingsandiego.org



Volume 15, Number 3

March 2005

## President's FY06 Budget Request Hits HUD Hard

President Bush delivered his FY06 budget to Congress on February 7. The HUD request cuts Section 811 housing for persons with disabilities by half, and substantially cuts public housing, fair housing, Housing for Persons With AIDS, HOME formula grants and Native American Housing Block Grants as well.

Homeless Assistance Grants are increased by \$175 million, but include the \$200 million Samaritan Initiative and the \$25 million for prisoner re-entry proposed, but not enacted last year.

One of the White House's key HUD proposals moves the Community Development Block Grant, the HUD Section 4 Grants to LISC & Enterprise Foundation, several other CDBG set-asides, the National Community Development Initiative, Section 108 loan guarantees, Brownfields, Enterprise Zone/Enterprise Communities and HUD's office of rural housing and economic development to the Department of Commerce. These, along with 11 other programs from Agriculture, Health and Human Services and Commerce will constitute a new Strengthening America's Communities (SAC) initiative within Commerce. Separately, these programs had a combined FY05 appropriation of \$5.31 billion; the FY06 request for SAC is \$3.71 billion. Information about the CDBG crisis can be found at:

<http://www.nlihc.org>.

Section 8 housing choice vouchers received an increase, some of which is for nearly doubling tenant protection vouchers and some of which is for renewals, the Family Self Sufficiency program and administrative fees. See NLIHC's budget break down and chart at:

<http://www.nlihc.org>.

Reaction to the request has been strong. Representative Maxine Waters (D-CA), Ranking Member on the House Financial Services Subcommittee on Housing and Community Opportunity, issued a statement blasting the request's cut to CDBG. "The public may not know or understand the details of how CDBG funds are allocated to local communities," said Ms. Waters, "but, every mayor, every county official, every community development professional knows the indispensable role of CDBG in funding housing, neighborhood improvements, and public

...continued on next page

### Table of Contents

<b>Federation News</b> .....	<b>2-4</b>
SDHF 2005 Affordable Housing & Community Development Recognition Awards .....	4
<b>Around the County</b> .....	<b>5</b>
Chamber of Commerce Proposes Action Plan for Housing Crisis .....	5
Escondido Awarded \$1.4 Million for Affordable Housing .....	5
Affordable Apartments Under Construction in San Marcos .....	5
San Marcos Approves Redevelopment Plan .....	6
Seniors Speak Out on Housing Crisis .....	6
Condominium Conversion Workshop .....	6
<b>Around the State</b> .....	<b>7</b>
Maximum Income Levels for San Diego County .....	7
\$183.5 Million Awarded to Create Housing in California .....	7
DIR Says Bonds & Tax Credit Deals are Not Public Works .....	8
Police Break Up Unruly Crowd .....	8
<b>Around the Nation</b> .....	<b>9</b>
Statement by Conrad Egan, President and CEO of NHC .....	9
HUD Reports on Regulation Barriers .....	9
Housing Crisis Linked to Transportation .....	10
<b>Nonprofit Resources</b> .....	<b>11</b>
<b>Calendar of Events</b> .....	<b>12</b>
<b>Job Announcements</b> .....	<b>12</b>

...continued from previous page

services. The proposed cuts to the CDBG program will leave a huge hole in the budgets of our local governments, a hole they cannot and will not be able to fill with their own resources. The net effect of cuts to the CDBG program will be a huge decrease in housing and economic revitalization at the local level. When the public sees the programs and services that will have to be eliminated if these cuts are enacted, they will be outraged and they should be.”

House Democrats have pledged to fight the HUD and other domestic spending cuts. Republicans are meeting to see where members of Congress take particular issue with specific cuts, in order to formulate their budget resolution in a way that protects their priorities while acknowledging the President’s overall wishes to cut spending. (Source: National Low Income Housing Coalition Memo to Members, Vol. 10, No. 6, February 11, 2005)

# HOUSING FEDERATION NEWS

## New Members

**Allgire General Contractors** has joined the Federation as a Supporting Member. Founded in 1988 the company serves Southern California with quality residential and commercial general construction contracting. Richard Allgire is the contact and can be reached at (730) 431-2999.

**WNC & Associates** is a new Business Member. WNC is a national investment company with \$2 billion of real estate assets in 40 states. They have been a tax credit investor since 1987. The contact is Fran Hereth who can be reached at (323) 627-8291.

## Board of Directors Position

The Board of Directors has endorsed a proposal by San Diego City Council Member Toni Atkins to eliminate the in lieu fee option for the citywide inclusionary housing ordinance. The Board is recommending that the fee option be eliminated for projects of 10 or more units. In those cases the developer should be required to either build the unit on-site or make arrangements to have the unit built within the community planning area. The Board also urges the city to work with the developer to provide incentives for smaller projects, e.g. use in lieu fees collected from other developers in the community planning area to help get the units built. The goal is to get units produced sooner rather than waiting for accumulation of in lieu fees sufficient to build the units.

### Housing & Community Development News

Published monthly by the San Diego Housing Federation

#### OFFICERS

- President** *Dale Royal*, Center City Development Corporation
- Vice President** *Kenneth Sauder*, Wakeland Housing & Development
- Chief Financial Officer** *David Ricker*, Bank of America
- Secretary** *Tom Scott*, San Diego Housing Federation

#### MEMBERS OF THE BOARD

- |  |  |
|--|--|
| <i>John Ahlswede</i><br>Sun Country Builders                     | <i>Arnulfo Manriquez</i><br>MAAC Project                                     |
| <i>Tim Baker</i><br>Bridge Housing Corp.                         | <i>Mary Scott Knoll</i><br>Fair Housing Council of San Diego                 |
| <i>Claire Carpenter</i><br>El Cajon CDC                          | <i>Anne Wilson</i><br>Community HousingWorks                                 |
| <i>Wendy DeWitt</i><br>Housing Development Partners of San Diego | <i>Melissa Trunnel, of Counsel</i><br>Luce, Forward, Hamilton & Scripps, LLP |
| <i>Pat Getzel</i><br>Pat Getzel & Associates                     |  |

#### San Diego Housing Federation

450 B Street, Ste. 1010, San Diego CA 92101

Voice: 619-239-6693 Fax: 619-239-5523

E-mail: [sdhf@housingsandiego.org](mailto:sdhf@housingsandiego.org)

Website: [housingsandiego.org](http://housingsandiego.org)

*Tom Scott, Executive Director* *Nancy Mapes, Editor*

[sdhfexec@housingsandiego.org](mailto:sdhfexec@housingsandiego.org)



Deadline For Submission of Articles and Art:  
The Fifteenth of the Month

## Member News

**Union Bank of California**, San Diego Housing Federation Sponsoring Member, announced that in 2004 they supplied more than \$310 million in financing for the creation of affordable housing throughout California, helping more than 6,500 low-income seniors, families and homeless individuals find a place to call home. The bank's efforts involved direct financing of \$175.5 million for affordable housing developments, investments of \$96 million, \$35 million in lines of credit to developers, \$4.9 million in consortium participations and more than \$2 million in grants to affordable housing causes. Ed Quinlivan is available to work with San Diego area developers at (619) 230-3256.

Former SDHF Board member **Paul Shipstead** has joined **Union Bank of California** in the Community Development Finance Department located in San Diego. Paul will be responsible for construction loan production of affordable housing projects throughout the State of California. He is replacing Donna Morgan who recently accepted a position within the Bank's Real Estate Industries Group.

**Southern California Housing Development Corporation (SoCal Housing)** was honored in two separate award programs sponsored by the National Association of Home Builders (NAHB). Its Paseo del Oro mixed-use development in San Marcos won the "*Innovation in Workforce Housing Award of Distinction*." Its Shadow Hill, 82-unit affordable apartment community in Santee was named a finalist in the *Pillars of the Industry Best Rehabilitation of an Asset* category. Both distinctions are national competitions that include some of the top for-profit and nonprofit developers in the country.

Paseo del Oro also won the Federation's Mixed Use Project of the Year Award in 2003. It is a modern blend of affordable multi-family apartment units and retail stores. The development replaced a run-down retail strip-center, plagued with crime and drug activity. Its impact is widespread, creating new jobs, reducing crime, and overall, improving the quality of life for residents. The Shadow Hill development was a massive renovation of 60 dilapidated apartment units and underutilized commercial land. In addition to the renovation of the existing apartments, 22 new large-family units were added along with amenities such as a leasing office, swimming pool, playground, laundry facilities, and a community center with a computer lab.

## Kitchen News

Former Board Member, Brad Wiblin of **Bridge Housing Corporation**, was quoted in a recent *Multi-Housing News* article on what the latest trends are in kitchens for multi-family developers: "The big thing we do is buy Energy Star appliances and get a rebate from our utility provider that can be as much as \$800 per unit. We don't do microwaves nearly as much as we used to, but we still think it's important to do vented hoods—to get the moisture out and the smells that can really raise issues with other tenants if someone is cooking really [strongly flavored] foods all day every day."

"As affordable owners, we're obviously not doing granite countertops. We use nice, plastic laminates. For refrigerators, we'll do 18 cubic feet for three bedrooms, 16 for two bedrooms and smaller ones for one bedrooms. Like many affordable housing developers, we are long-term holders, and the challenge is to balance the [initial purchase] costs with the life-cycle costs. We buy very durable cabinets and mid-range appliances from GE and Whirlpool. We could pay a little less, but by paying a premium up front, we get a lot of use out of them."

## Nominations Sought for Annual Awards

Nominations are now being accepted for the 10<sup>th</sup> Annual Affordable Housing & Community Development Recognition Awards. See page 4 for award categories and descriptions.

The nomination form can be downloaded from:

<http://www.housingsandiego.org/05NominationForm.pdf>

# HOUSING FEDERATION NEWS

## San Diego Housing Federation

### 2005 Affordable Housing & Community Development Recognition Awards

AWARD	DESCRIPTION
John Craven Memorial Award	A public employee who has taken risks and has gone above and beyond the call of duty to assist affordable housing developers
Outstanding Lender	Lender who provided unique or outstanding support to affordable housing projects and nonprofit organizations
Outstanding Advocate	Individual who has contributed time, energy, leadership, and dedication to the cause of affordable housing
Outstanding Local Government	Local government which took unusual risk or initiative to support affordable housing and/or community development initiatives in the past year
Outstanding Journalistic Coverage	For outstanding coverage of affordable housing and/or community development issues
Housing Project of the Year — 50 Units or Less	<p>Outstanding Affordable Housing Developments completed between January 1, 2004 and December 1, 2004. Projects will be scored based on the following criteria:</p> <ul style="list-style-type: none"> <li>• Design that enhances the neighborhood (1 – 5 points)</li> <li>• Design features that enhance and promote community for the residents (1 – 5 points)</li> <li>• Financial complexity (1 – 10 points)</li> </ul>
Housing Project of the Year — More Than 50 Units	<ul style="list-style-type: none"> <li>• Affordability levels (lowest level of affordability as measured by weighted average AMI: sum of # of units times AMI divided by total # of units) (1 – 10 points)</li> <li>• Planning complexity (1 – 5 points)</li> <li>• Political complexity (nominations need to describe significant political obstacles overcome-such as a split city council, change in council support, planning group opposition, etc.) (1 – 5 points)</li> <li>• Site development constraints overcome by engineering. (1 – 5 points)</li> </ul>
Housing Project of the Year — Special Needs	<p>Outstanding Housing Developments completed between January 1, 2004 and December 31, 2004 that serve one or more of the following special needs populations:</p> <ul style="list-style-type: none"> <li>• HIV/AIDS</li> <li>* Developmentally Disabled</li> <li>• Homeless</li> <li>• Substance abuse</li> </ul>
Community Development Project of the Year	<p>Outstanding non-housing Community Development project that added a physical asset to the community and was completed between January 1, 2004 and December 31, 2004.</p> <ul style="list-style-type: none"> <li>• Projects will be scored based on the degree to which the following criteria are met:</li> <li>• Project will have a long term positive impact on the community</li> <li>• Community Involvement in project planning</li> <li>• Potential to increase investment in the community</li> <li>• Design that enhances the neighborhood.</li> </ul>
Resident Program of the Year	Outstanding program that provides services to residents of affordable housing developments.
Outstanding Resident Manager	A property manager (individual) of an affordable housing complex who provides great customer service and excellent property management.
San Diego Gas & Electric Energy Efficiency Award	Affordable Housing Development that has taken unique steps to promote energy efficiency for tenants.
Special Recognition Award	Nominations are invited for people, projects and programs not fitting any of the above categories that made a significant difference in the field of housing and community development in 2004

## Chamber of Commerce Proposes Action Plan for Housing Crisis

The San Diego Regional Chamber of Commerce appealed to the City Council to enact a 90-day action plan the chamber has drafted, with the goal of significantly boosting the city's supply of housing.

Although it declared a housing state of emergency in 2002, the City Council has drawn criticism from many interest groups for failing to act more swiftly on dozens of recommendations drafted by a citizen's task force on affordable housing. The task force issued its report more than a year ago.

Councilmen Tony Young and Scott Peters, who is chairman of the Land Use and Housing Committee, welcomed the proposals and expressed eagerness to move ahead.

The chamber's key recommendations included:

- Expedite the processing of affordable-housing projects
- Create and fund a "housing czar" position
- Ease parking requirements for new construction
- Increase use of "granny flats" or companion units
- Explore use of publicly owned land for affordable housing

A controversial recommendation is for a city bond issue to finance critical infrastructure needs throughout the city that have been estimated to cost at least \$2 billion to fix. The chamber did not specify in its plan how the bonds would be financed, but options include an increase in the real estate transfer tax, charging homeowners for trash collection and levying a surcharge on car rentals.

"The infrastructure bond issue is the thing I really want us to move forward on," said Councilwoman Toni Atkins, whose district includes many of the older neighborhoods faced with deteriorating facilities. She noted that the soonest such a measure could make it onto the ballot would be in 2006. Councilman Peters said he also would support such a bond issue, but acknowledged that given the major financial problems facing the city, it may be difficult to win the support of voters.

One other strategy for financing infrastructure improvements is to more aggressively tap property-tax revenue generated by the 14 redevelopment areas outside downtown. The chamber has recommended setting up one or more corporations to oversee redevelopment in those areas, similar to the agency that has long managed downtown renewal.

## Escondido Awarded \$1.4 Million for Affordable Housing

The California Housing Finance Agency's (CalHFA) and the Housing Enabled by Local Partnerships (HELP) program has awarded the City of Escondido Community Development Commission (CDC) \$1.4 million to help finance the acquisition, demolition and redevelopment of a blighted motel property. This represents one of eight California localities awarded a total of \$10 million in low-interest loans to acquire, develop, rehabilitate, or preserve affordable rental or ownership housing.

The HELP Program financing will be leveraged by pooling it with the CDC's other sources of affordable housing funds. As a result, an estimated two-dozen low and moderate income families will be able to purchase a home in this new single family community. Sales prices will remain affordable through the use of manufactured housing, the first project of its kind in San Diego County.

---

---

## Affordable Apartments Under Construction in San Marcos

A 4-acre parcel of the 416-acre Oak Creek Ranch Development underway in San Marcos has been set aside for an affordable apartment complex. The \$19 million Melrose Villas apartment complex could be finished as soon as March 2006. The Villas will be made up of four three-story buildings that will include one-, two- and three-bedroom apartments. Those units will be made available to residents who make less than 60 percent of the area's median income.

Brookfield Homes selected Southern California Housing to build the low-income units. Brookfield is managing the development of 1,524 apartments, condominiums and houses in University Commons, which Brookfield now calls Old Creek Ranch. The affordable complex is being built in accordance with the city's requirement for 15 percent low-income housing to be included with any housing development upward of 50 acres of land.

The \$19 million project is being paid for with a mixture of public and private money. Brookfield supplied the land and about \$1.5 million. About \$7 million came from a federal tax-credit system that allows corporations to reduce their taxes by paying into a pool of money distributed by states for low-income housing projects. The rest of the project will be funded by a \$3.8 million tax-exempt, 30-year mortgage, and a \$6.4 million state loan.

## San Marcos Approves Redevelopment Plan

Under the plan adopted recently by the City of San Marcos, the San Marcos Redevelopment Agency is projected to bring in \$226.5 million in property tax revenue during a five-year period ending in June 2009.

Of the total revenue, San Marcos can only spend about \$80.4 million. Of that amount, \$53.3 million is allocated to help pay for low-income housing and \$27.1 million is to be used for infrastructure projects.

The remaining \$146.1 million would go toward repaying bonds the city used to finance other projects, mandated contributions to the state's Education Revenue Augmentation Fund, and payments to other public agencies, such as school and water districts.

Redevelopment agencies are typically established to revitalize blighted areas and allow cities to receive a much larger portion of property taxes levied on new buildings. In exchange for the boost in property tax income, the state requires redevelopment agencies to promise that a certain percentage of homes within its boundaries are available to low-income households.

Without the redevelopment areas, San Marcos would only receive about 7.5 cents for every dollar of property tax levied. But in each of the three redevelopment areas, that number jumps to between 50 and 67 cents on every dollar that exceeds property tax revenue at the time the redevelopment area was formed. About two-thirds of the city is in one of three redevelopment areas. Each zone is in effect for fifty years. The three redevelopment areas are expected to expire in 2034, 2036 and 2040.

Much of the redevelopment agency's anticipated income will be set aside in coming years to build and restore low-income housing units. The agency's housing fund already has several million dollars, and officials expect to have about \$65.6 million to spend on projects in the next five years. Since the agency was formed in 1983, a total of 8,167 housing units, including 1,928 low-income homes, have been built or restored in the three redevelopment areas.

## Seniors Speak Out on Housing Crisis

The San Diego County Department of Aging and Independence Service held a public hearing at the Oceanside Senior Citizens Center to listen to local seniors who expressed concerns about the high costs of housing and utilities in the Oceanside area.

Bob Prath, chairman of the San Diego County Advisory Council on Aging and Independence, said Monday that county, state and federal money dedicated for helping combat the elderly homeless problem have largely been focused 40 miles south of Oceanside in the San Diego downtown area where there is a huge senior homeless problem.

---

---

## Condominium Conversion Workshop

The Planning Commission and Land Use and Housing Committee will hold a joint workshop on Wednesday, March 9th, 2005 to discuss the current status of condominium conversions in San Diego.

Staff presentations will address questions including: What is the impact of condo conversions on rental affordability? What is the impact of conversion projects on the rental stock? What are potential measures that could be taken to regulate and reduce negative impacts from condo conversion projects?

Your attendance and input are very important to us. The hearing will take place at the San Diego City Council Chambers, 202 C Street, 12th floor. The overall meeting will begin at 2 p.m., but there are other topics to be heard in addition to condo conversions. The General Plan Update workshop will be given prior to the condo conversions workshop.



## CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE - 2005 Maximum Income Levels for San Diego County

Income Level	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
100% Income Level	\$48,300	\$55,200	\$62,100	\$69,000	\$74,500	\$80,000	\$85,600	\$91,100
60% Income Level	\$28,980	\$33,120	\$37,260	\$41,400	\$44,700	\$48,000	\$51,360	\$54,660
50% Income Level	\$24,150	\$27,600	\$31,050	\$34,500	\$37,250	\$40,000	\$42,800	\$45,550
40% Income Level	\$19,320	\$22,080	\$24,840	\$27,600	\$29,800	\$32,000	\$34,240	\$36,440
35% Income Level	\$16,905	\$19,320	\$21,735	\$24,150	\$26,075	\$28,000	\$29,960	\$31,885

## \$183.5 Million Awarded to Create Housing in California

On February 22<sup>nd</sup>, California Department of Housing and Community Development Director Lucetta Dunn announced the award of more than \$183.5 million to provide housing opportunities for 3,590 families through three California Department of Housing and Community Development housing programs. The awards will create first-time homebuyer opportunities and new and rehabilitated rental housing for those Californians most in need.

The San Diego Region was awarded \$12.1 million to create affordable apartment homes through the Multifamily Housing Program for 195 families. This represented almost 15% of the \$82.4 million MHP funds that were awarded with this round.

### Proposition 46 (Housing Bond) - Multifamily Housing Program Total Funds Awarded in the San Diego Region - February 22, 2005

San Diego	Project Name	Sponsor - Name	Amount of Awards	Total Homes
San Marcos	Vista Terraza Apartments	The Southern California Housing Development Corporation	\$7,000,302	123
	Sage Canyon Apartments	BRIDGE Housing Corporation	\$5,112,808	72
		<b>TOTAL:</b>	<b>\$12,113,110</b>	<b>195</b>

Dunn noted, "Empowering communities to create a sufficient supply of affordable housing helps them attract and retain jobs to keep local economies moving. The awards include over \$82.4 million for the development of 1,478 family apartment homes; \$89.9 million for 1,784 families to receive first-time homebuyer and rental opportunities; and, \$11.2 million for apartment homes for 328 farmworker families."

The awards made through HCD's Multifamily Housing Program and Joe Serna, Jr. Farmworker Housing Program are funded by Proposition 46, the \$2.1 billion housing bond passed by California voters in 2002. Awards include:

- \$82.4 million through the Multifamily Housing Program funds provide permanent financing for the development of affordable apartment homes. The program provides low-interest loans for new construction, rehabilitation, acquisition and rehabilitation, or conversion of non-residential structures, such as commercial buildings.
- \$89.9 million through the Federal Home Investment Partnerships Program (HOME) program went to eligible cities, counties, and non-profit corporations to provide housing opportunities for lower income families. (San Diego County receives HOME funds directly from the federal government.)
- \$11.2 million through the Joe Serna, Jr. Farmworker Housing Grant Program offers loans and grants for construction, rehabilitation, and acquisition of affordable rental apartment homes for farm workers and their families.

San Diego County has now received seven MHP Grants from Prop 46 Bond Funds. All of them have been used with tax exempt bonds and 4% tax credits to build apartments required by inclusionary housing ordinances in San Diego and San Marcos.

*...continued on next page*

# AROUND THE STATE

...continued from previous page

## San Diego County Prop. 46 MHP Grants As of 2/22/2005

Award Date	Location	Project	Recipient	Total Amount of Awards	Total Homes
June-03	San Diego	Rancho del Norte Apartments	Chelsea Investment Corporation	\$5,928,222	119
February-04	San Diego	The Crossings	Chelsea Investment Corporation	\$6,673,514	108
June-04	San Diego	Fairbanks Ridge at Del Sur	Chelsea Investment Corporation	\$10,000,000	204
February-05	San Diego	Vista Terraza Apartments	The Southern California Housing Development Corporation	\$7,000,302	123
June-03	San Marcos	Copper Creek Apartments	BRIDGE Housing Corporation	\$7,000,000	156
February-05	San Marcos	Sage Canyon Apartments	BRIDGE Housing Corporation	\$5,112,808	72
June-04	San Marcos	University Commons Affordable Housing	Southern California Housing Development Corporation	\$6,382,879	114
			<b>TOTALS</b>	<b>\$48,097,725</b>	<b>896</b>

## DIR Says Bonds & Tax Credit Deals are Not Public Works

On February 25, 2005, the Director of the California Department of Industrial Relations (DIR) issued a determination letter that an affordable housing project receiving allocations of tax credits and tax-exempt bonds is not subject to prevailing wage and other Labor Code requirements applicable to "public works" projects.

The determination concerns Rancho Santa Fe Village senior project in San Marcos that is being developed by SDHF Member Enhanced Affordable Development Company. Enhanced received bond and tax credit allocations for the project in the first round of 2004 and challenged the treatment of such projects as "public works" under amendments to the Labor Code that were passed in 2001.

In March of last year, Paul Schrecongost of Pillsbury Winthrop filed a brief with the DIR seeking a "no-coverage" determination from the DIR on behalf of Enhanced. In October, labor union representatives filed a rebuttal to the request. In its long-awaited determination the DIR sided with the affordable housing community, ruling that projects financed solely by bonds and/or tax credits are not

covered by prevailing wage laws. However, other local funding or fee waivers could trigger the prevailing wage requirement.

The unions have 30 days to file an appeal with the DIR.

## Police Break Up Unruly Crowd

More than 40 officers were called to disperse a crowd of about 3,000 people vying for 150 low-income housing applications in Hollywood after some applicants became impatient and rushed the line. No one was arrested or injured. The event had been advertised in community newspapers, and the organizers expected a couple of hundred people to attend the event scheduled for Monday. People began lining up Friday to pick up the remaining applications for a 56-unit apartment complex.

"You had some very desperate people who had a mob mentality," said Capt. Michael Downing of the Los Angeles Police Department. "It was as if people were trying to get the last piece of bread."

## Statement by Conrad Egan, President and CEO of NHC

### Prepared in Response to President Bush's State of the Union Address

“The importance of decent, affordable housing to all cannot be underestimated. Good housing promotes family stability, creates positive environments for children, and supports success in the job market. In response to the President’s State of the Union Address, and in advance of the release of the Administration’s fiscal year 2006 budget proposal, NHC urges an increased focus on the preservation and expansion of targeted housing programs that are critical to the future of America’s low- and moderate-income working families.

Our members understand that homeownership is a valuable and essential component in any successful housing strategy, but the Administration’s homeownership-focused initiatives must go hand-in-hand with targeted rental policies designed for those families that are not yet ready for homeownership. We encourage the Administration to strengthen its support and funding of the Section 8 voucher program, which has been critical to ensuring affordable rental housing for low-income families, but has been threatened by severe budget cuts.

NHC continues to support the Community Development Block Grant program. At minimum, we strongly recommend funding of the program at current levels. CDBG has successfully provided multipurpose development grants to state and local governments for 30 years, ultimately transforming neighborhoods and improving lives.

Other programs helping families nationwide, which must also be funded at least at current levels, include the HOME program. This program provides grants or loans to states or localities for a wide-range of activities, such as the construction, purchase or rehabilitation of affordable housing, as well as direct assistance to low-income families. In addition, distressed public housing is being replaced with mixed-income communities through the HOPE VI program, responsible for tens of thousands of new housing units.

For those who are most needy, we cannot forget the homeless assistance and counseling programs, which provide shelter, food and important job training programs. And, even though there has often been a focus on urban and suburban communities, there must be a renewed commitment to rural areas. Many of these rural communities are served by the U.S. Department of Agriculture’s Rural Housing Service, which provides loans and grants for housing and community facilities that need and should receive additional support.”

## HUD Reports on Regulation Barriers

HUD released “Why Not in Our Community?”, a report examining the impact of regulatory barriers on affordable housing. This represents HUD’s first substantive, published examination of the impact of regulatory barriers on affordable housing since the landmark 1991 report “Not In My Back Yard: Removing Barriers to Affordable Housing.”

“Why Not in Our Community?” examines the ways in which the regulatory environment has influenced housing development over the past 13 years, describes recent regulatory trends, and demonstrates that the problem of regulatory barriers to affordable housing still remains. It further reviews recent efforts by states and local communities to reduce regulatory barriers, and identifies some of the major actions being implemented by the Department to reduce these barriers.

The report examines the major obstacles to affordable housing development, including:

- Increased complexity of environmental regulation
- Misuse of smart growth
- NIMBYism in the suburbs
- Impact fee expansion
- Urban barriers - building codes, rehabilitation, and infill development

Highlighting efforts in California, Florida, Idaho, Ohio, Minnesota, Arizona, and New Jersey, the report highlights some of the state and local strategies used to remove regulatory barriers. These success stories and thousands of others can be found on HUD’s online Regulatory Barriers Clearinghouse database:

<http://www.regbarriers.org>.

The report also discusses HUD’s efforts in removing regulatory barriers, including the establishment of America’s Affordable Communities Initiative and the expansion of the Regulatory Barriers Clearinghouse. To view a PDF file of the new “Why Not in Our Community?”, visit:

<http://www.huduser.org/publications/affhsg/whynotourcomm.html>.

To view the 1991 study “Not in My Back Yard”: Removing Barriers to Affordable Housing, visit:

<http://www.huduser.org/publications/RBCPUBS/NotInMyBackyard.html>.

## Housing Crisis Linked to Transportation

“For the first time we’re linking the crisis in transportation with the crisis in housing. We see more workers having to commute farther because they can’t find an affordable home near their jobs.” Senator Tom Torlakson (D-Antioch), Chairman of the Transportation and Housing Committee, commenting on SB 223. The bill would provide loans of up to \$1 million for cities and counties to draw new plans for high-density and affordable housing in aging communities served by public transportation.

### SAVE THE DATE!

San Diego Housing Federation’s  
2005 Affordable Housing & Community Development  
Recognition Awards Celebration

University of San Diego, Hahn University Center

Co-hosted by the

Burnham-Moores Center for Real Estate  
University of San Diego

Thursday, May 26, 2005

4:30pm - 7:00pm

### Member Get a Member

The Board of Directors is requesting each member to do three things to help get new members for the Federation:

1. Forward a copy of this e-letter to someone who you think would benefit from membership in the Federation.
2. Call that person and ask them to join. If they agree, tell them that the office will send the membership information and then send an email to:

[sdhfexec@housingsandiego.org](mailto:sdhfexec@housingsandiego.org)

and ask that an invitation be sent.

3. Provide the Federation office with a list of your development partners and property management firms that should be members of the Association. Tom Scott will send invitations to each of them.  
The Federation is only as strong as its membership. If you believe that the Federation is providing you with value, **spread the word.**

## Funding For Manufactured Homes

CFED, a national nonprofit organization, is launching a multi-year, multi-million dollar initiative: Innovations in Manufactured Homes (I'M HOME). As part of this initiative, CFED is soliciting proposals from organizations seeking to address barriers to asset-building that face the nearly 9 million American families currently living in manufactured homes. Successful applicants will be awarded either implementation grants of \$150,000 or catalyst grants of \$50,000.

Additional information, as well as the RFP, can be found at:

<http://www.cfed.org/go/imhome/>

Deadline for a concept paper, the first step in the application process, is April 15.

---

---

## Good Design in Community Development

*Written by Deane Evans, FAIA, and Jody Beck, New Jersey Institute of Technology Center for Architecture and Building Science Research*

Many people think that to be affordable, housing must sacrifice “frills” such as good design. Indeed, affordable housing projects often seem to be developed as if the goal was no design, or as little as possible, without regard for what the buildings look like, how they're situated, their relationship to open space, or any of the other elements that define good design.

This publication describes what good design is, why it's essential to affordable housing that works, and who's responsible for making it happen. The information here, and much more, is part of an important new tool, the “Affordable Housing Design Advisor”, which HUD created with help from LISC and other leading national community development organizations. The Affordable Housing Design Advisor is a website, a design tool, a database, and a unique resource of real-world examples and experience that can help any community developer achieve better-designed affordable housing.

Download the report from:

<http://makeashorterlink.com/?L50D1298A>

Or the “Affordable Housing Design Advisor” from:

<http://www.designadvisor.org/>

---

---

## Office Space in City Heights

SDSU Foundation Dede Alpert Center For Community Engagement, 4271 El Cajon Blvd., San Diego, CA.

Two first floor spaces 1,500 and 3,600 SF and five 2nd floor spaces ranging from 1,600 to 2,600 SF. Rent is \$1.45 per SF includes utilities and janitor. Parking structure completed in June. The space is next door to City Heights CDC and the City Heights Community Technology Center. The Conferencing Rooms are fully equipped for meeting and conference use with wireless laptop and presentation screen technology.

Property Manager is Peggy Schackne, SDSU Research Foundation, Facilities Management, (619) 594-0860.

---

---

## Fannie Mae Fellowships

Fannie Mae Foundation Offers Affordable Housing Fellowships for Summer Program at Kennedy School of Government

Deadline: April 1, 2005

The Fannie Mae Foundation Fellowship Program supports the professional development of senior public and nonprofit officials committed to affordable housing in the United States.

The Fannie Mae Foundation partners with the John F. Kennedy School of Government at Harvard University to offer the program.

<http://www.ksg.harvard.edu/>

Since 1996, the foundation has annually sponsored up to thirty-five fellowships for elected and appointed officials, as well as senior managers in the Program for Senior Executives in State and Local Government.

[www.execprog.com/programs.asp?programid=29&displaymode=view](http://www.execprog.com/programs.asp?programid=29&displaymode=view)

The three-week (June 12-July 1, 2005) summer program is intended to enhance the management and decision-making skills of accomplished leaders experienced in managing housing and community development programs. The program curriculum focuses on organizational strategy; political management; policy development; management control and operations; and management of human resources.

See the Fannie Mae Foundation Web site for program guidelines and application procedures.

RFP Link::

<http://fconline.fdncenter.org/pnd/516/fnma>

---

---

# CALENDAR OF EVENTS

**NOTE:** For details on these conferences or for ones scheduled more than two months from now, please go to:

<http://www.housingsandiego.org/currents.htm>

## Workforce Housing Workshops

Presented by: Mission Federal Credit Union & PMI

### DATES

Thursday, 3/24/05: Lowering Cost of Housing

Friday, 4/29/05: Creating Programs for Housing

### TIME

All workshops will be held from 8:30am - 11:30am

Hahn University Center Forum B at the University of San Diego

For more information [click here](#)

---

## Workforce Housing Conference

Presented by Coldwell Banker

Tuesday, May 17, 2005

7:30am - 2:30pm

Jenny Craig Pavilion, University of San Diego

For more information [click here](#)

---

## Housing California 26<sup>th</sup> Annual Conference

April 24-26, 2005

Sacramento Convention Center

Sacramento, CA

---

## NLIHC's 2005 Annual Housing Policy Conference and Lobby Day

Monday and Tuesday, May 2 and 3, 2005

Capital Hilton in Washington, DC.

[www.nlihc.org](http://www.nlihc.org)

---

## LISC Urban Forum 2005 "Helping Communities Create Vibrant Commercial Districts"

May 23-25, 2005

Westin-St. Francis Hotel, San Francisco, California

Conference includes: Leadership Training workshops and sessions covering successful strategies and techniques for commercial district revitalization; neighborhood tours exploring the outstanding work community-based organizations are doing in Bay Area; networking events with more than 500 community development professionals; and educational materials that practitioners can take back to their respective communities.

For more information, please contact us at:

[urbanforum@liscnet.org](mailto:urbanforum@liscnet.org)

## Advancing Regional Equity and Smart Growth

The Second National Summit

May 23-25, 2005

Philadelphia, PA

Focus on the policy, organizing, and capacity building efforts that are necessary to expand opportunities for economic, environmental and social justice.

For more information contact: PolicyLink at (510) 663-2333 or visit:

[www.policylink.org](http://www.policylink.org)

**See the Federation's Website  
Currents Page for latest additions.**

## JOB ANNOUNCEMENTS

**For Details, go to:**

<http://housing.sandiego.org/jobs.htm>

---

Low Income Investment Fund, Los Angeles  
Loan Officer

---

Las Palmas Foundation, Encinitas  
Resident Service Coordinator

---

MAAC Project, National City  
Project Manager  
Real Estate Project Manager  
Real Estate Senior Project Manager

---

California Housing Consortium  
Executive Director

---

El Cajon Community Development Corporation  
Housing Program Assistant

---

San Diego Housing Commission Jobs  
<http://www.sdhc.net/gjjobopp2.shtml>

---

For Other Nonprofit Jobs,  
Go To San Diego NPWorks.org  
<http://www.npworks.org/>